

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
- SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 1/30/2020 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.

UTILITY NOTE:

UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATION AND SPECIAL PROVISIONS.

METRO PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CUL-DE-SACS AND ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY.

MSD NOTES:

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0 064E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.

BENCHMARKS:

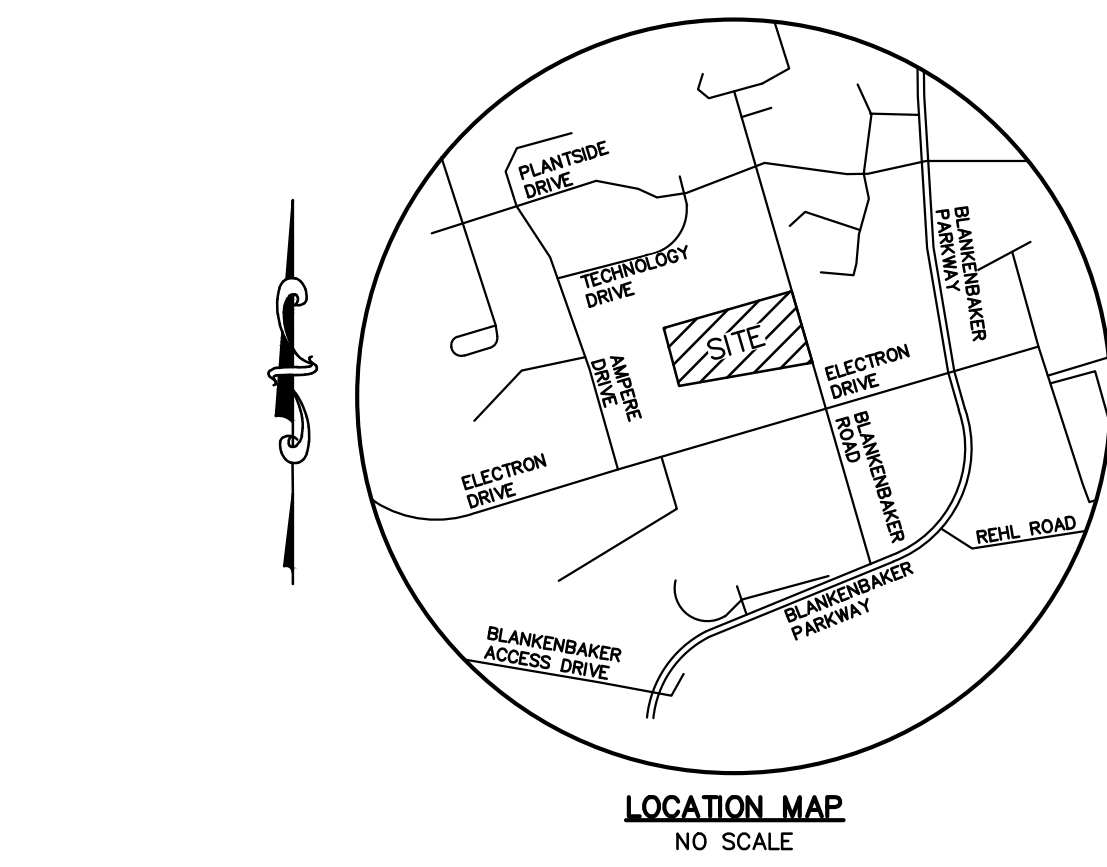
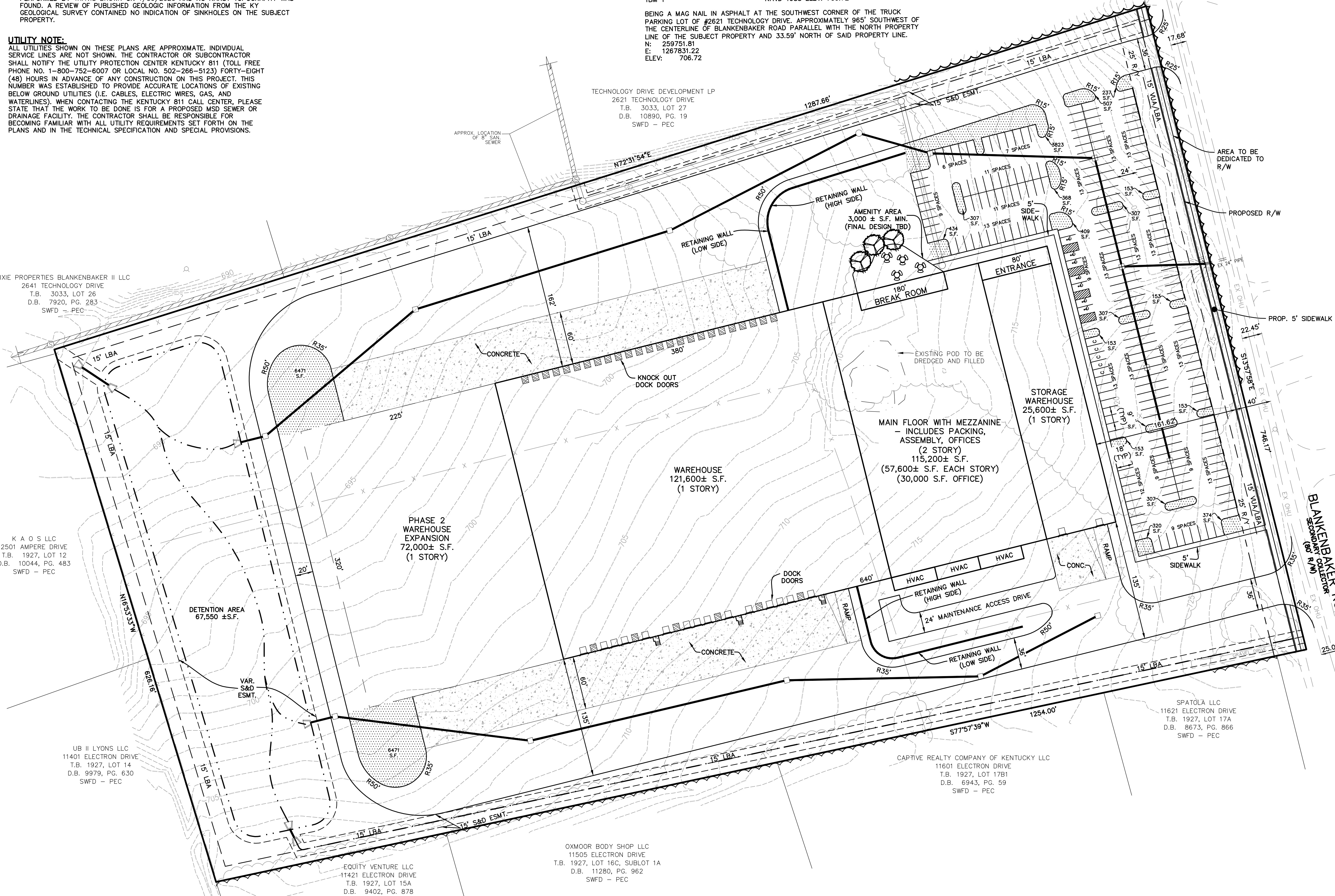
NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING. BASE SURVEY DATED 01-27-2018 PERFORMED ON 1-18-2018 BY OPS ENGINEERING.

SOURCE BENCHMARK STA056-2015 NAVD 1988 ELEV. 752.77

TBM 1 NAVD 1988 ELEV. 706.72

BEING A MAG NAIL IN ASPHALT AT THE SOUTHWEST CORNER OF THE TRUCK PARKING LOT #2621 TECHNOLOGY DRIVE, APPROXIMATELY 965' SOUTHWEST OF THE CENTERLINE OF BLANKENBAKER ROAD PARALLEL WITH THE NORTH PROPERTY LINE OF THE SUBJECT PROPERTY AND 33.58' NORTH OF SAID PROPERTY LINE.

N: 259751.81
E: 1267831.22
ELEV: 706.72



LEGEND

---	EXISTING CONTOUR
○	EXISTING TREE MASS
○	EXISTING TREE
---	EXISTING FENCE
---	EXISTING WATER LINE W/ SIZE
---	EXISTING WATER METER
○	EXISTING WATER VALVE
○	EXISTING FIRE HYDRANT
---	EXISTING GAS W/ SIZE
---	EXISTING GAS VALVE
---	EXISTING ELECTRIC BOX
---	EXISTING OVERHEAD UTILITY
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING TELEPHONE MANHOLE
---	EXISTING TELEVISION PEDESTAL
---	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
---	EXISTING HEADWALL W/ PIPE
---	EXISTING TOP OF BANK
---	EXISTING TOE OF SLOPE/DITCH
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED DITCH/SWALE
---	PROPOSED DRAINAGE ARROW
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED STORM MANHOLE W/PIPE
---	PROPOSED HEADWALL W/PIPE
---	REVISED TREE LINE
---	INTERIOR LANDSCAPE AREA (ILA)

SITE DATA:

EXISTING FORM DISTRICT	SWFD
EXISTING ZONING	PEC
EXISTING LAND USE	VACANT
PROPOSED LAND USE	WAREHOUSE & ASSEMBLY WITH OFFICE
TOTAL LAND AREA	19.99± AC. (870,702± S.F.)
BUILDING AREA	334,400± S.F. (INCLUDES 72,000± S.F. EXPANSION)
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.38
BUILDING HEIGHT	50'
PARKING REQUIRED	OFFICE (30,000 S.F.) MIN. (1 SPACE/350 S.F.) 85 MAX (1 SPACE/300 S.F.) 100 MANUFACTURING/WAREHOUSE MIN. (1 SPACE/1.5 EMPLOYEES) 116 MAX. (1 SPACE/1 EMPLOYEE) 175
PARKING PROVIDED	248 SPACES CAR PARKING (INCLUDES 7 ACCESSIBLE & 5 CARPOOL SPACES) BICYCLE PARKING REQUIRED/PROVIDED 2 SPACES LONG TERM 2 SPACES

LANDSCAPE DATA:

V.U.A.	289,071± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	21,680 S.F.
I.L.A. PROVIDED	21,714± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	870,702± S.F. (19.99± AC.)
TREE CANOPY CATEGORY	CLASS B
EXISTING TREE CANOPY*	212,034± S.F. (24%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	130,605± S.F. (15%)
TOTAL TREE CANOPY TO BE PROVIDED	130,605± S.F. (15%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING AND AERIAL PHOTO. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

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DEVELOPER
HOLLENBACH-OAKLEY, LLC
12451 PLANTSIDE DRIVE
LOUISVILLE, KY 40299

OWNER
KENTUCKIANA COMFORT CENTER, LLC
2716 GRASSLAND DRIVE
LOUISVILLE, KY 40299

CATEGORY 3 PLAN
2706 BLANKENBAKER ROAD WAREHOUSE
2706 BLANKENBAKER ROAD
LOUISVILLE, KY 40299
TAX BLOCK 39, LOT 63
DEED BOOK 11091, PAGE 203

Revisions

7/2/2021	AGENCY COMMENTS
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Vertical Scale: N/A
Horizontal Scale: 1"=60'
Date: 05/17/2021
Job Number: 3608
Sheet: 1 of 1